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GRANTEE'S ADDRESS: 8 Warner Street, Greenville, S. C. 29605
STATE OF SOUTH CAROLINA) C. S. C.
COUNTY OF GREENVILLE) 27 P4 '79

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that THE CITIZENS & SOUTHERN NATIONAL BANK OF SOUTH CAROLINA and BYRDIE K. SMITH, as Co-Trustees under the Will of Furman C. Smith, deceased, in consideration of One and no/100 Dollars (\$1.00) and distribution under Will as hereinafter provided, to the Grantors in hand paid at and before the sealing of these presents by the Grantee, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto BYRDIE K. SMITH, her heirs and assigns forever, the following described property:

An undivided one-half interest in and to all that certain piece, parcel or lot of land, together with improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the north-eastern corner of Mallard Street and Dunbar Street, and being known and designated as Lot No. 1 of Property of E. M. and E. D. Hewell, according to plat of said property recorded in the R.M.C. Office for Greenville County in Plat Book G, page 84, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Mallard Street which pin is 70.4 feet north of the corner of said street and Dunbar Street and running thence along the line of Lot No. 2, S. 76-21 E. 144 feet to an iron pin at the joint rear corner of Lots 1, 2, 3, and 4; thence along the rear line of Lot No. 3, S. 17-12 W. 70.1 feet to an iron pin on the northern side of Dunbar Street; thence along the northern side of Dunbar Street, N. 76-21 W. 149.4 feet to the intersecting corner of said street with Mallard Street; thence along the eastern side of Mallard Street, N. 21-44 E. 70.4 feet to the Point of Beginning.

(26) 500-83-1-12

BEING the same property conveyed by Deed of J. A. Southern to Furman C. Smith and Byrdie K. Smith by Deed recorded July 21, 1947 in Deed Book 315 at page 328. Furman C. Smith died December 31, 1976 leaving his Last Will and Testament dated October 19, 1971 which was admitted to probate on January 4, 1977 and is on record in the files of the Greenville County Probate Court in Apt. 1450, File 22. At the time of his death, Furman C. Smith owned the one-half interest in the above described property and this interest was assigned by the Executors to the marital trust created under Item III of said Last Will and Testament. Byrdie K. Smith has requested in writing that the Trustees transfer and convey unto her the above described property free and clear of the Trust. This conveyance, therefore, is made pursuant to said written request and in accordance with the terms and provisions of the aforesaid Will and in particular Item III thereof.

This conveyance is made subject to existing easements, restrictions and rights of way upon or affecting said property.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the Grantee, and the Grantee's heirs and assigns, forever. And, the Grantors do hereby bind the Grantors and the Grantors' successors to warrant and forever defend all and singular said premises unto the Grantee and the Grantee's heirs and assigns against the Grantors and the Grantors' successors.

WITNESS the Grantors' hands and seals this 15th day of November, 1979.

Signed, sealed and delivered in the presence of:

[Signature]
[Signature]

THE CITIZENS & SOUTHERN NATIONAL BANK OF SOUTH CAROLINA co-trustees under the will of Furman C. Smith

By: [Signature]
VICE PRESIDENT & TRUST OFFICER
And: [Signature]
Trust Officer

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